

**CITY OF BRIDGEPORT
CONTRACTS COMMITTEE**

TUESDAY, SEPTEMBER 11, 2012

6:00 PM

ATTENDANCE: Council members: Brannelly; Co-chair, Paoletto
dePara, Vizzo-Paniccia, *Brantley

**arrived 6:30 pm*

OTHER(s): L. Osborne, Director Labor Relations
B. Tardy, President, Bridgeport City Supervisors Association
J. Ricci, Airport Manager, Sikorsky Memorial Airport
Associate City Attorney Trachtenburg

Co-chair Brannelly called the meeting to order at 6:10 pm. She introduced the committee members.

Approval of Committee Minutes of August 15, 2012.

**** COUNCIL MEMBER PAOLETTO MOVED TO ACCEPT THE MINUTES**

**** COUNCIL MEMBER dePARA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

99-11 Proposed Tentative Agreement with Bridgeport City Supervisor's Association regarding their bargaining unit contract for the period of July 1, 2003 thru June 30, 2004 and July 1, 2004 thru June 30, 2008.

Mr. Osborne distributed booklets containing the proposed agreements for items 99-11 and 106-11. He stated that he would address the first two agenda items.

He apologized for missing the three previous meetings, noting that he was on vacation and swamped with work.

Mr. Osborne distributed the Executive Summary sheet. He noted that Mr. Tardy was also present to answer questions.

**** COUNCIL MEMBER dePARA MOVED ENTER THE HANDOUTS INTO
THE RECORD AS: EXHIBIT-1-9-11-12 PROPOSED AGREEMENT and
EXHIBIT-2 EXECUTIVE SUMMARY
** COUNCIL MEMBER PAOLETTO SECONDED
** MOTION PASSED UNANIMOUSLY**

Mr. Osborne explained that the BCSA contract reflected the signature of former Mayor Fabrizi for the July 1, 2003 to June 30, 2004 term. And the signature of Mayor Finch for the July 1, 2004 to June 30, 2008 term – *the committee took a few minutes to review the pages.*

Council member dePara referred to exhibit-1 and he stated that it seemed there were four (4) tentative agreements. Mr. Osborne explained that what they were looking at involved an internal housekeeping matter and everything matched. He stated that any information received from today forward would be up to date.

Council member dePara asked why there was a delay submitting the agreement. Mr. Osborne said there was a difference of opinion between his office and the bargaining unit.

Council member dePara asked what the dollar amount was attached to the adjustments. Mr. Osborne said the amounts were already paid. He repeated that they were just trying to close the door on the contract.

Co-chair Brannelly asked what was different about the document. Mr. Osborne explained that the tentative agreements were basically drafted and the terms regarding the insurance language pertained to a different of opinion.

Co-chair Brannelly asked if they were still considered tentative agreements. Mr. Osborne said the packet reflected the full contract that consisted of the terms and agreements.

Co-chair Brannelly asked if they were still negotiating the terms for the new contract. Mr. Osborne said the new contract has been ratified.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**

Mr. Tardy mentioned that there was some disagreement regarding the insurance language and that's why it took so long and held up the document, which is now done and there are no other disagreements.

Co-chair Brannelly asked if the language that was agreed upon, is part of the current agreement. Mr. Tardy said yes.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**
**** COUNCIL MEMBER VIZZO-PANICCIA SECONDED**
**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

106-11 Proposed Tentative Agreement with New England Health Care Employees Union, Local 1199 regarding their bargaining unit contract.

Mr. Osborne stated that the terms of the contract are from July 1, 2008 to June 30, 2012. He referred to the Appendix – pages 44-48 that outlined Wages *and* pages 25-26 that outlined Health Benefits.

Co-chair Brannelly asked if this agreement involved the same housekeeping situation. Mr. Osborne said the contract expired in June, but it's on time and current through the re-negotiations. And it was signed by Mayor Finch and Tom McCarthy on June 15, 2012.

Co-chair Brannelly asked if the terms have expired and if the next four years are still being negotiated. Mr. Osborne said that was correct.

Co-chair Brannelly stated if that was the case, what the purpose was of the item being on the agenda. Mr. Osborne said it was on the agenda strictly for record keeping purposes.

Council member dePara asked if there was a representative present from Local-1199. Mr. Osborne said he contacted one of the delegates, but he was unable to attend tonight. He added that he also contacted the two delegates' supervisor and he let him know that neither was able to attend the meeting.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE**
**** COUNCIL MEMBER VIZZO-PANICCIA SECONDED**
**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

- 125-11** Propose Tentative Agreement with Fairfield County Building Trades for the period of July 31, 2011 thru July 31, 2015 regarding their bargaining unit contract.

Mr. Osborne stated that Phil White, Labor Relations Officer, Bridgeport, would address this item.

Mr. White referred to the last four pages of the document that contained the tentative agreement – *he noted that Mr. Carroll and Mr. McBride were present to answer questions.*

Mr. White relayed that for existing employees they will go to a 20% premium cost share and as of August 1, 2014 it will go up to 25%. New hires will start at a 25% premium cost share and it will increase by 1% per year. For existing employees, once they hit the 25% premium; they're capped at 25%. For retirees, anyone who has retired; the premium cost share through retirement is capped at 25% and after the year 2013, the premium will go up.

He further relayed that for the entire healthcare buyout, they will go from \$500.00 per year to \$1,500.00 per year that will be split into two payments annually during June and December.

Mr. Carroll expressed that everyone was very happy with the outcome of the agreement.

Council member DePara thanked the union representative Mr. Carroll for all their efforts and what they do for the city. Mr. Carroll stated that the bargaining unit is a collaboration of all the trades that work for the city; consisting of plumbers, electricians etc.

**** COUNCIL MEMBER PAOLETTO MOVED TO APPROVE
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UANANIMOUSLY**

***Consent calendar**

- 127-11** Proposed Real Property Purchase Agreement with 125 Access Road LLC

Attorney Trachtenburg stated that she was there to present the item with John Ricci.

Mr. Ricci stated the item pertained to sale of the airport property that is currently leased by the airport to a company that had the lease for the last eight years. He relayed that it's a 100-year lease. He said the entity approached them and asked if they wanted to sell the property. He expressed that he would feel better to have the money on hand, so they ended up negotiating back and forth and the entity's appraiser and the airport's appraiser came in with the following dollar amounts: \$680k – entity appraiser and \$525k to \$2.4 million airport appraiser. He said the middle ground was 7 to 9% capitalization rate, so the average came up to \$1.1 million and split down the middle; they came up with \$890k. He clarified that the money can only be used at the airport. He further noted that having working capital will allow him to get things done immediately, rather than having to wait for or rely on federal grant money. So that's why the decision to sell the property became attractive. He noted one improvement he was looking to do will be to the blighted hangars.

Council member Vizzo-Paniccia questioned if the city should be doing business with the entity 125 Access Road LLC due to some past legal issues and lawsuits pending. Mr. Ricci said that two members of the LLC weren't involved and two other members from the last administration were involved.

Council member Brantley stated that to satisfy Council member Vizzo-Paniccia's concern, she asked if the committee could obtain more information on the matter. Attorney Trachtenburg said they needed to be careful of the legalities. She further stated that the only way it could be done is through what's called "*legal disqualification*". She noted that an 8-24 referral would also need to be approved. She stated that she would research the matter further regarding legal disqualification.

Mr. Ricci said he would also review the prior minutes pertaining to the matter, to find out if a resolution was ever drafted or approved.

Mr. Ricci continued to speak about the agreement and he pointed the property out on the map that consisted of approximately 11.4 acres. He noted that the land is only leased and not owned by the airport.

Council member dePara asked Mr. Ricci to show them a better view of the property. Mr. Ricci pointed out the property on Council member dePara's iPad, indicating the area denoted in light brown.

Council member dePara asked the reason for the entity purchasing the property. Mr. Ricci said he felt the reason was for the firm's stability.

Council member dePara questioned if selling the property to 125 Access LLC would include any type of construction. Attorney Trachtenburg said an agreement for 99-years and over is considered to be a life tenant. And as far as appeal rights, for what they are intending to do with the property; she didn't see how the sale would affect the city's plans with progress for the airport. Overall, she said the sale is in the best interest of the long term tenant and the city.

Council member dePara questioned with regard to land use, if they wanted to redevelop the property, what uses could go in. Mr. Ricci said the property was zoned light industrial. He said he didn't feel there was much to build upon though, noting that it was formerly a manufacturing use.

Council member dePara asked if taxes were currently paid on the building. And he questioned once they own the land, will they pay taxes on the land and building to the Town of Stratford. Mr. Ricci said they currently pay \$50k per year in taxes.

Council member Vizzo-Paniccia asked what the highest appraisal was. Mr. Ricci said it was \$2.4 million. He explained once again how they came up with the amount of \$890k.

Council member Vizzo-Paniccia asked about FAA approval. Mr. Ricci said the value of the land to the airport is worthless, because it has been encumbered for many years.

Attorney Trachtenburg clarified that they must have FAA approval before the contract goes into effect.

Council member Vizzo-Paniccia recalled what Mr. Ricci previously stated about the airport needing money for numerous improvements. She questioned if they will need more money down the road. Mr. Ricci said the longer they delay getting the work done, the more it will cost down the road.

Council member Vizzo-Paniccia asked if any marketing had been done to attract new tenants. Mr. Ricci said the airport doesn't do that; however, their tenants do. He clarified that the airport markets themselves through their tenants.

Co-chair Brannelly commented that parcel was 11.4 acres and other than the Aptar company, she asked how much more room there was on the land. Mr. Ricci said there weren't any other businesses there, it's a single tenant and Aptar occupies the entire parcel.

Mr. Ricci mentioned that they can negotiate at the 50-year mark for another \$20k to \$25k. He stated that the \$850k and the \$50k contribution per year are restricted and the money will be kept at the airport.

Council member dePara commented that he was still troubled by the LLC wanting to purchase the property.

Council member Vizzo-Paniccia asked what the funds would be used for. Attorney Trachtenburg clarified that the money would be used for Airport Improvement Projects **only**. Mr. Ricci further clarified that there were no operational expenses associated.

Council member Vizzo-Paniccia reiterated and emphasized that she had an issue with selling the property and she commented that her opinion was, *"If it ain't broke, don't fix it"*.

She asked about additional renegotiations on future contracts. Mr. Ricci said that's been done and they put clauses on any renewals that if they couldn't come to terms on the new price, it would be done on the appraisal.

Council member dePara said he thought the item should be moved out of committee contingent upon receiving the additional fact finding information.

**** COUNCIL MEMBER dePARA MOVED TO APPROVE
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED WITH THREE VOTES IN FAVOR AND ONE VOTE IN
OPPOSITION (COUNCIL MEMBER VIZZO-PANICCIA)**

***Not on consent calendar**

ADJOURNED

**** COUNCIL MEMBER PAOLETTO MOVED TO ADJOURN
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting was recessed at 7:40 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services